

030.A

0003

0001.1

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

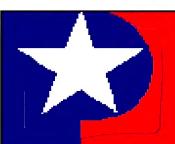
489,900 / 489,900

USE VALUE:

489,900 / 489,900

ASSESSED:

489,900 / 489,900


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
130		BROADWAY, ARLINGTON

OWNERSHIP

Owner 1:	WILLIAMS CHRISTOPHER	Unit #:	1
Owner 2:	POUNDS-WILLIAMS TIFFANY		
Owner 3:			

Street 1: 130 BROADWAY UNIT 1

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: D IPPOLITO FRANK -

Owner 2: -

Street 1: 80 FLORENCE AVE

Twn/City: MELROSE

St/Prov: MA Cntry

Postal: 02176

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1916, having primarily Vinyl Exterior and 1433 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 14 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7532																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	486,600	3,300		489,900		250603
							GIS Ref
							GIS Ref
							Insp Date
							12/20/17

PREVIOUS ASSESSMENT								Parcel ID	030.A-0003-0001.1		!14807!	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date		
2022	102	FV	486,600	3300	.		489,900		Year end	12/23/2021		
2021	102	FV	472,000	3300	.		475,300		Year End Roll	12/10/2020		
2020	102	FV	464,800	3300	.		468,100	468,100	Year End Roll	12/18/2019		
2019	102	FV	376,600	3300	.		379,900	379,900	Year End Roll	1/3/2019		
2018	102	FV	332,300	3300	.		335,600	335,600	Year End Roll	12/20/2017		
2017	102	FV	302,300	3300	.		305,600	305,600	Year End Roll	1/3/2017		
2016	102	FV	302,300	3300	.		305,600	305,600	Year End	1/4/2016		
2015	102	FV	278,800	3300	.		282,100	282,100	Year End Roll	12/11/2014		

SALES INFORMATION								TAX DISTRICT				PAT ACCT.					
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes							
D IPPOLITO FRAN	71095-423	2	6/1/2018			520,000	No	No									
D IPPOLITO FRAN	39992-272		7/17/2003	Family			No	No	MASTER DEED								

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
3/28/2018	333	Re-Roof	10,900	C					6/17/2019	SQ Returned	JO	Jenny O					
11/28/2016	1461	Det. Gar	14,750	C					12/20/2017	Measured	DGM	D Mann					
10/26/2009	1052	New Wind	3,000						2/3/2005	Other Change	BR	B Rossignol					
1/26/2007	56	Redo Bat	10,000		G8	GR FY08	bedroom remodel al		6/7/2004	External Ins	BR	B Rossignol					

Sign: _____ VERIFICATION OF VISIT NOT DATA _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 99 - Condo Conv				Full Bath: 1	Rating: Very Good												
Sty Ht: 1 - 1 Story				A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 2 - Conc. Block				A 3QBth:	Rating:												
Frame: 1 - Wood				1/2 Bath:	Rating:												
Prime Wall: 4 - Vinyl				A HBth:	Rating:												
Sec Wall:	%			OthrFix:	Rating:												
Roof Struct: 1 - Gable				OTHER FEATURES				RESIDENTIAL GRID									
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Very Good			1st Res Grid	Desc: Line 1	# Units: 1							
Color: WHITE				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O								
View / Desir:				Frl:	Rating:			Other									
GENERAL INFORMATION				WSFlue:	Rating:			Upper									
Grade: C - Average				CONDO INFORMATION				Lvl 2									
Year Blt: 1916	Eff Yr Blt:			Location:				Lvl 1									
Alt LUC:	Alt %:			Total Units:				Lower									
Jurisdict:	Fact: .			Floor: 1 - 1st Floor				Totals	RMS: 14	BRS: 5	Baths: 1	HB					
Const Mod:				% Own: 42.000000000													
Lump Sum Adj:				Name:													
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL: STD				Phys Cond: GD - Good	18. %	Exterior:		No Unit	RMS	BRS	FL						
Prim Int Wal: 2 - Plaster				Functional:	%	Interior:		1	5	2							
Sec Int Wall: 1 - Drywall	25 %			Economic:	%	Additions:		1	9	3							
Partition: E - Typical				Special:	%	Kitchen:											
Prim Floors: 3 - Hardwood				Override:	%	Baths:											
Sec Floors:	%			Total: 18.6 %		Plumbing:											
Bsmnt Flr: 12 - Concrete						Electric:											
Subfloor:						Heating:											
Bsmnt Gar:						General:											
Electric: 1 - AB Avg																	
Insulation: 3 - Typical																	
Int vs Ext: S																	
Heat Fuel: 2 - Gas																	
Heat Type: 5 - Steam																	
# Heat Sys: 1																	
% Heated: 100	% AC:																
Solar HW: NO	Central Vac: NO																
% Com Wal	% Sprinkled																
MOBILE HOME				Make:	Model:	Serial #:		Year:					Color:				
SPEC FEATURES/YARD ITEMS				PARCEL ID 030.A-0003-0001.1													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
3	Garage	D	Y	1	20X10	A	AV	1916	27.50	T	40	102			3,300		3,300

